

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:  
John J. DiGregorio

Case No.: 18-26526  
Chapter: 13  
Judge: ABA

**NOTICE OF PROPOSED PRIVATE SALE**

John J. DiGregorio, \_\_\_\_\_, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, US Bankruptcy Court  
Mitchell H. Cohen United States Courthouse  
401 Market Street  
Camden, NJ 08102

If an objection is filed, a hearing will be held before the Honorable Andrew A. Altenburg on May 10, 2022 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 400 Cooper St. 4th Floor, Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 105 Fox Meadows Dr.  
Sicklerville, NJ 08081

Proposed Purchaser: Robbin and Antwiana Dean

Sale price: \$265,000. All liens shall be paid and Isabel C. Balboa, the Chapter 13 Trustee shall receive her payoff.  
Thereafter, all net proceeds shall be paid to the Debtor.

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Anthony Balboni

Amount to be paid: 5% of the purchase price, may be shared with participating broker

Services rendered: Real Estate Agent

Jenkins & Clayman shall be paid \$1,000, an estimated legal fee for assisting the Debtor with the bankruptcy aspects of the sale.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Eric J Clayman  
Address: 412 White Horse Pike, Audubon, NJ 08106  
Telephone No.: 856-546-9696

In re:  
John J. DiGregorio  
Debtor

Case No. 18-26526-ABA  
Chapter 13

District/off: 0312-1  
Date Rcvd: Apr 07, 2022

User: admin  
Form ID: pdf905

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Total Noticed: 36

The following symbols are used throughout this certificate:

**Symbol      Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

## CERTIFICATE OF NOTICE

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 09, 2022:**

Recip ID	Recipient Name and Address
db	+ John J. DiGregorio, 105 Fox Meadow Drive, Sicklerville, NJ 08081-1142
aty	+ Christina J. Pross, Marinosci Law Group, 824 N. Market Street, Ste 901, Wilmington, DE 19801-4908
517706967	+ Citizens Bank, c/o Mattleman, Weinroth & Miller, P.C, 401 Route 70, Suite 100, Cherry Hill, NJ 08034-2410
519145476	+ Citizens Bank, N.A. f/k/a RBS Citizens Bank N.A, 10561 Telegraph Rd., Glen Allen, VA 23059-4577
517847400	+ Citizens One Home Loans, 10561 Telegraph Road, Glen Allen, VA 23059-4577
517706969	+ Gloucester Township Tax Collection, 1261 Chews Landing Road, Laurel Springs, NJ 08021-2807
517706971	+ Horizon Blue Cross Blue Shield of NJ, PO BOX 10192, Newark, NJ 07101-3120
519199713	+ McCABE, WEISBERG & CONWAY, LLC, 216 Haddon Avenue, Suite 201, Westmont, NJ 08108-2818
517706974	+ Michael K. Dovnarsky, MD, PC, 331 White Horse Pike, Atco, NJ 08004-2230
517706975	+ New Jersey Division of Taxation, 50 Barrack Street, Trenton, NJ 08608-2006
517706977	+ Rancocas Anesthesiology, PO Box 4603, Lancaster, PA 17604-4603
517706979	+ South Jersey Gas, PO Box 6091, Bellmawr, NJ 08099-6091
517879988	+ State of New Jersey, Division of Taxation, Bankruptcy Section, PO Box 245, Trenton, NJ 08695-0245
517706980	+ Terrestria Homeowner's Association, 2 Fox Meadow D, Sicklerville, NJ 08081
517706981	+ Terrestria Homeowner's Association, c/o Eric D. Mann, 2111 New Road, Suite 105, Northfield, NJ 08225-1512
517706983	+ Township of Gloucester, 1261 Chews Langing-Clementon Rd, PO Box 8, Blackwood, NJ 08012-0008
518580452	+ Township of Gloucester, PO Box 8, Blackwood, NJ 08012-0008
517706984	+ Toyota Motor Credit, PO Box 5170, Simi Valley, CA 93062-5170
517706985	+ UPHS PPMC Patient Pay, PO BOX 824314, Philadelphia, PA 19182-4314

TOTAL: 19

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Apr 07 2022 20:37:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Apr 07 2022 20:37:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
517706965	+ Email/Text: bankruptcy@pepcoholdings.com	Apr 07 2022 20:37:00	Atlantic City Electric, PO Box 13610, Philadelphia, PA 19101-3610
517726132	+ Email/Text: bankruptcy@pepcoholdings.com	Apr 07 2022 20:37:00	Atlantic City Electric Company, 5 Collins Drive, Suite 2133, Mail Stop 84CP42, Carneys Point, NJ 08069-3600
517706966	Email/Text: Bankruptcy.RI@Citizensbank.com	Apr 07 2022 20:36:00	Citizens Bank, PO BOX 42008, Providence, RI 02940-2008
517706968	+ Email/Text: bankruptcydepartment@tsico.com	Apr 07 2022 20:37:00	Delaware Valley Urology, LLC, c/o Transworld Systems, Inc., Collection Agency, 500 Virginia Drive, Suite 514, Fort Washington, PA 19034-2733
517706970	Email/PDF: gecsedj@recoverycorp.com	Apr 07 2022 20:41:46	Home Design-Flooring/Syncb, PO BOX 960061, Orlando, FL 32896-0061
517706972	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Apr 07 2022 20:37:00	Internal Revenue Service, PO BOX 219690, Kansas City, MO 64121-9690

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Date Rcvd: Apr 07, 2022

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517706973	Email/PDF: gecsed@recoverycorp.com	Apr 07 2022 20:41:58	Lowe's/Synchrony Bank, Po Box 530914, Atlanta, GA 30353-0914
517831627	+ Email/Text: bankruptcydpt@mcmcg.com	Apr 07 2022 20:37:00	Midland Funding LLC, PO Box 2011, Warren, MI 48090-2011
517706976	Email/PDF: cbp@onemainfinancial.com	Apr 07 2022 20:41:56	One Main Financial, PO BOX 9001122, Louisville, KY 40290-1122
517836766	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Apr 07 2022 20:41:46	Portfolio Recovery Associates, LLC, c/o Onemain Financial, POB 41067, Norfolk VA 23541
517806463	Email/Text: bnc-quantum@quantum3group.com	Apr 07 2022 20:37:00	Quantum3 Group LLC as agent for, JH Portfolio Debt Equities LLC, PO Box 788, Kirkland, WA 98083-0788
517706978	Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 07 2022 20:41:47	Sears Credit Cards, PO Box 78051, Phoenix, AZ 85062-8051
517708972	+ Email/PDF: gecsed@recoverycorp.com	Apr 07 2022 20:41:58	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517706982	Email/PDF: gecsed@recoverycorp.com	Apr 07 2022 20:41:51	Thomasville/Synchrony Bank, PO BOX 965033, Orlando, FL 32896-5033
517766087	+ Email/Text: ToyotaBKNotices@nationalbankruptcy.com	Apr 07 2022 20:37:00	Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013

TOTAL: 17

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517723396	*+	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346

TOTAL: 0 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 09, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 7, 2022 at the address(es) listed below:

Name	Email Address
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Andrew M. Lubin

on behalf of Creditor Citizens Bank of PA. nj-ecfmail@mwc-law.com alubin@milsteadlaw.com

Denise E. Carlon

on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com

Eric Clayman

on behalf of Debtor John J. DiGregorio mail@jenkinsclayman.com JenkinsClayman@jubileebk.net

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Isabel C. Balboa

ecfmail@standingtrustee.com summarymail@standingtrustee.com

Isabel C. Balboa

on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com

Marisa Myers Cohen

on behalf of Creditor Citizens Bank of PA. nj-ecfmail@mwc-law.com jhillier@mwc-law.com

Marisa Myers Cohen

on behalf of Creditor Citizens Bank NA nj-ecfmail@mwc-law.com jhillier@mwc-law.com

Rebecca Ann Solarz

on behalf of Creditor Toyota Motor Credit Corporation rsolarz@kmllawgroup.com

Robert Williams

on behalf of Creditor Citizens Bank of PA. rwilliams@mwm-law.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10